

Salmon Creek Development Moratorium

The Board of County Commissioners declared a development moratorium for an area of the Salmon Creek Avenue transportation concurrency corridor. This information sheet provides answers to common questions raised by this action.

Q: *Am I affected by this moratorium?*

A: The moratorium applies only in the area noted on the map that is printed on the reverse of this sheet. The moratorium only applies to applications for subdivision (including short plat), site plans and conditional use permits. **If you have such a prior development approval and are now seeking a building permit, the moratorium does not apply.**

Q: *I have an application filed, what happens now?*

A: If you had filed your application prior to the moratorium, your application will proceed through the review process. Be aware that future traffic conditions projected for Salmon Creek Avenue prompted the Board to enact the moratorium. Those future traffic conditions may lead staff to deny your proposal, if improvements to the roadway system are not offered.

Q: *I haven't filed my application but I had a pre-application conference prior to the moratorium.*

A: Clark County code provides for "contingent vesting." If the application that you are going to file is essentially the same as the one discussed in your pre-application report and that report is not older than 180 days, you may file your application. Just as if you already had your application in, your newly filed application may need to address future traffic conditions in the Salmon Creek corridor.

Q: *I don't think my proposal will worsen traffic. Can I apply?*

A: Ordinance 2005-07-21, the Salmon Creek Moratorium, provides for an exception for applications that would not increase traffic from a property. Before staff can accept a development application within the moratorium area, a technical evaluation of the possible traffic generation of the site is needed. You are asked to contact **Mike Mabrey (360) 397-2375 ext. 4343** to discuss your proposal (mike.mabrey@clark.wa.gov)

Q: *I am outside of the moratorium area. Can I submit my application?*

A: Yes. You may submit an application if your property is outside of the moratorium area. Please note that the future traffic conditions in the Salmon Creek corridor may limit our ability to approve your application. Nothing in the moratorium removes traffic conditions in the Salmon Creek corridor from being considered in the review of your application.

Q: *I have other questions. Who do I speak to?*

A: If your questions are regarding the Salmon Creek Moratorium, please contact **Mike Mabrey (360) 397-2375 ext. 4343** (mike.mabrey@clark.wa.gov) If you have other development-related questions, recorded information is available from our information line (360) 397-2375 ext. 4489.